

1 Minutes of the regular meeting of the City Council held
2 September 3, 1986 at 7:00 p.m. in the City Hall of Bountiful,
3 Utah.

4
5 Present: Mayor: Dean S. Stahle
6 Council Members: C. Harold Shafter, Richard
7 G. Sharp, Phyllis
8 C. Southwick, and H. Keith
9 Barton
10 City Manager: Tom Hardy
11 City Attorney: Layne B. Forbes
12 City Engineer: Jack P. Balling
13 City Recorder: Arden F. Jenson
14 Planning Director: Jon Reed Boothe
15 Deputy Recorder: Lois Hoskins
16 Rec. Secretary: Nancy T. Lawrence
17
18 Absent: Councilman: Jerry K. Lawrence
19

20 Mayor Stahle welcomed those in attendance and led the pledge
21 of allegiance to the flag, following which Councilman Barton
22 offered the invocation.
23

24 Official notice of this meeting had been given by posting
25 a written notice of same and an Agenda at the City Hall and
26 providing copies to the following newspapers of general circula-
27 tion: Davis County Clipper, Deseret News, and Salt Lake Tribune.
28

29 Minutes of the special City Council meeting held July 30,
30 1986, and the regular meetings of the Council held on August 6
31 and 13, 1986 were presented and unanimously approved as amended
32 on a motion made by Councilman Barton and seconded by Councilman
33 Shafter.
34

35 **EXPENDITURE AND EXPENSE REPORT**
36 **APPROVED FOR PERIOD AUGUST 21-28, 1986**

37 Mr. Jenson presented the Expenditure and Expense Report for
38 the Period August 21-28, 1986 in the amount of \$360,067.10 and
39 these expenditures were approved by unanimous vote on a motion
40 made by Councilman Shafter and seconded by Councilman Sharp.
41

42 **ELMER BARLOW REPORTS FROM**
43 **SO. DAVIS SEWER BOARD**

44 Elmer Barlow, Bountiful's representative on the South Davis
45 Sewer Board, reported on the operation of the South Davis Sewer
46 District, and requested input from the Council regarding the
47 proposed construction of new sewer collection facilities in areas
48 of West Bountiful and Woods Cross. He noted that the Sewer
49 District has funds available in the treatment division; however,
50 Mr. Balling and Mr. Hardy pointed out that these funds should be
51 used for plant expansion and not to construct additional
52 collection facilities. Mr. Hardy clarified that Bountiful's
53 position has been to require developers to provide the sewer
54 collection system, **and that this cost should not be borne by**
55 **property owner⁸** in general. Discussion followed with the Council
56 concurring with the position stated by Mr. Hardy and Mr. Barlow
57 indicated that he would relay this information to the Sewer

1 Board. He also indicated that the north treatment facility is
2 operating at full capacity and the south plant operates at about
3 65 percent capacity.

4
5 **MAYOR FROM WHANGAREI TO VISIT**
6 **BOUNTIFUL**

7 Mayor Stahle reported that Mayor Joyce Ryan, mayor of
8 Whangarei, New Zealand (Bountiful's sister city), will be
9 visiting in Bountiful September 17-20 and will be attending the
10 City Council meeting on September 17th. A dinner in honor of
11 Mayor Ryan will be held September 19th.

12
13 **ORD. NO. 86-11 RE: LANDSCAPING**

14 **ADOPTED**

15 Mr. Forbes reviewed Ord. No. 86-11 entitled "AN ORDINANCE
16 AMENDING TITLE XIV, CHAPTER 2, CHAPTER 5, CHAPTER 6, CHAPTER 12,
17 AND ADDING CHAPTER 12.1 TO THE REVISED ORDINANCES OF BOUNTIFUL,
18 UTAH, 1965, AS AMENDED, BY DEFINING AND PROVIDING LANDSCAPE
19 REQUIREMENTS AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES
20 IN CONFLICT THEREWITH". He pointed out the changes which had
21 been incorporated into the proposed ordinance and subject to a
22 concern of Councilman Barton, the ordinance was amended further
23 to provide for "Multi-Unit A" (duplexes) to be considered under
24 the requirements of single family units. Councilman Barton then
25 made the motion that this ordinance be approved, as amended, with
26 authorization for the Mayor and City Recorder to sign it.
27 Councilman Sharp seconded the motion and voting was unanimous.

28
29 **EXECUTIVE SESSION SCHEDULED**

30 At the Mayor's request, Councilman Shafter made the motion
31 that an executive session be scheduled immediately after this
32 meeting for the purpose of discussing pending litigation.
33 Councilman Sharp seconded the motion and voting was unanimous.

34
35 **FINAL APPROVAL GRANTED TO BUILDING**
36 **AT MEMORIAL ESTATES CEMETERY**

37 Mr. Boothe presented the site plan for the maintenance
38 building and office at Memorial Estates Cemetery, 1620 East
39 Lakeview Drive, and reported that it is the recommendation of
40 the Planning Commission that final approval be granted subject
41 to the following conditions: (1) posting of a cash or surety
42 bond to guarantee the sprinkler system and landscaping; (2)
43 payment of the required fees, including storm drainage; and (3)
44 a modification of the plans to permit a portion of the 4-ft. re-
45 taining wall on the service drive to be eliminated so that the
46 service equipment at the cemetery would not have to go out on to
47 Lakeview Drive to gain access to the maintenance building.
48 Councilman Barton made a motion that final approval be granted
49 as recommended by the staff, Councilwoman Southwick seconded the
50 motion and voting was unanimous.

1 APPROVAL REAFFIRMED FOR 3 LOTS -
2 INDIAN SPRINGS (RANDY PETERSON)

3 Mr. Boothe reviewed the approval process which had occurred
4 for 3 lots in Indian Springs (preliminary in October, 1976; final
5 in April 1977; reaffirmation of final in March, 1980; and a
6 second reaffirmation in March, 1984), and stated that reaffirma-
7 tion of final approval is again being sought. He explained that
8 the property in question is very steep and would not be approved
9 under the Hillside Ordinance; however, the Hillside Ordinance
10 provides that it applies only to areas which **had not previously**
11 been ggrnted preliminary approval. Mr. Balling said that the
12 present developer, Randy Peterson, has proceeded in good faith
13 and has installed the improvements and paid the fees necessary
14 for development of one lot and would like to have this lot
15 approved on a metes and bounds description so that he can
16 complete construction of the home and generate additional income
17 to complete the other two lots. He would then record the
18 subdivision.

19
20 ONE LOT IN INDIAN SPRINGS GIVEN
21 METES AND BOUNDS APPROVAL

22 The Council discussed this request and Mr. Peterson
23 presented the togographic map showing that he meets the 2:1 slope
24 requirements. Mr. Balling asked about the easement which would
25 be necessary for the South Davis County Water Improvement
26 District to maintain their reservoir and Mr. Petersen said that
27 he would have no problem granting that easement. Mr. Balling
28 also called attention to the side, rear, and front yard require-
29 ments and alerted Mr. Peterson that he would need to position his
30 home so that he was within the ordinance requirements. (It was
31 noted that he may have to go to the Board of Adjustment for a
32 variance). Mr. Boothe said that the Planning Commission
33 recommended that Mr. Peterson be allowed to proceed with
34 development of one lot (pending reaffirmation of the development
35 by the Council), subject to the following conditions: (1)
36 posting of a cash bond to cover the curb, gutter and sidewalk;
37 (2) completion of the asphalt surfacing of the road contiguous
38 to the lot being developed; and (3) providing the easements which
39 are required. Councilman Shafter made a motion that final
40 approval be reaffirmed, allowing Mr. Peterson to develop one lot
41 on a metes and bounds description, with the conditions as
42 recommended by the Planning Commission, and subject to working
43 out an easement with the Water District. Councilman Barton
44 seconded the motion which carried unanimously.

45
46 REPORT ON PROPOSED SOLUTIONS TO
47 FLOOD PROBLEM AREAS

48 At the request of the Mayor, Mr. Balling reported on the
49 proposed solutions to the flood problems which were discussed in
50 last week's meeting. Mr. Balling reported that he has met with
51 the County and they have responded favorably to providing funding
5 the following proposals: (1) construct a large grate at the
53 site of the detention basins southwest of the hospital to contain
54 the debris which clogged the grate at 100 East Center; (2) use
55 rock to rip rap the Barton Creek channel in the area of the

1 Ashdown property; and (3) complete the lining of the channel at
2 100 West between 300 and 400 North on Stone Creek. Discussion
3 followed regarding the area of responsibility for the City and
4 County as it relates to flooding, and Mr. Balling suggested that
5 inasmuch as the City basically handles the flood problems during
6 the emergency phase, it would be logical for the County (which
7 is supposed to provide flood control) to allocate funds to
8 Bountiful to be used for this purpose. Councilman Shafter also
9 asked about lighting for the debris basins and Mr. Balling
10 reported that the majority of the basins have lights.

11
12 The meeting adjourned at 8:29 p.m.

13
14 

15
16
17 MAYOR

18
19 
20
21 CITY RECORDER

22
23
24